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August 9, 2022



Brad J. Sadek, Esquire
1500 JFK Boulevard
Suite 220
Philadelphia, PA 19102

RE: CITIMORTGAGE, INC. c/o CENLAR FSB
vs.
Tanya L. Cain aka Tanya L. Chambers-Cain
Timothy D. Cain
Chapter 13, Case No. 17-16840 AMC
Type of Action: **Notice of Default**

Dear Mr. Sadek:

The enclosed stipulation executed by the parties in the above referenced matter requires the Debtors to remain current on the monthly post petition mortgage payments. However, as of August 5, 2022, CitiMortgage, Inc c/o Cenlar FSB has not received the following payments:

Item	Quantity	From	To	Amount	
Payments:	2	6/22/22	7/22/22	\$900.64	\$1,801.28
Late Charges:					\$0.00
Payments:					\$0.00
Late Charges:					\$0.00
Attorney Fees for this Notice of Default:					\$100.00
Less: Debtor Suspense:					\$-897.86
TOTAL:					\$1,003.42

Therefore, the Debtors are currently in default of the agreed stipulation. The amount needed to cure the default is stated above, and payment must be made in certified funds, money orders or cashier's check.

In accordance with the stipulation, this shall serve as fifteen (15) days written notice of default. If the default is not cured within fifteen (15) days of the date of this letter, then my client may

certify the default to the Court and an Order will be entered granting relief from the automatic stay.

Payments should be sent to:

CITIMORTGAGE, INC. C/O CENLAR, FSB
425 PHILLIPS BLVD.
EWING, NJ 08618

Please note - An additional \$900.64 will come due on 08/22/22.

Acceptance of partial payments will not constitute a waiver of Movant's rights to pursue the default in the event the funds remitted are not enough to cure the entire default.

If you have any questions, please contact my office.

Very truly yours,

s/ Harry B. Reese
Harry B. Reese, Esquire

Enclosure
jmc/khp
20-0460

cc: Tanya L. Cain
aka Tanya L. Chambers-Cain
70 Houston Road
Lansdowne, PA 19050

Timothy D. Cain
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